MARC E. JACOBS
Consulting Wetland & Soil Scientist
P.O. Box 417
Greenland, NH 03840-0417
603-686-5097 (O)
603-534-SOIL (7645) (C)

February 25, 2008

Ms. Anne Bialobrzeski
Stockton Services
P.O. Box 1306
Hampton, NH 03843-1306

Re: 197 & 207 Mill Road
Hampton, NH

Dear Ms. Bialobrzeski,

As per your request, the following comments describe my initial observations of the above-referenced properties based upon a preliminary site review which took place during a site inspection conducted in your presence on February 21, 2008.

It appears that most of the forested section of the property at 197 Mill Road is comprised of poorly drained hydric soils. Preliminary evaluation of the plant community in this area suggests that it is dominated by hydrophytic species which are customarily associated with wetlands. Initial investigations also suggest that the hydric soils extend on to the rear of the property at 207 Mill Road, which has previously been converted to turf.

It should be noted that due to the presence of frost and/or snow cover, these observations are preliminary. If you require more definitive information or an actual delineation of jurisdictional wetlands versus uplands, I recommend that we return to the site, preferably during the growing season, so that the soils and vegetation on these properties can be more thoroughly evaluated and documented and a wetland-upland boundary can be identified.

Best regards,

Marc Jacobs, CSS, CWS, PWS, CPESC

INVOICE

Date: **February 25, 2008**

Billed to: **Stockton Services**
P.O. Box 1306
Hampton, NH 03843-1306

Attention: Anne Bialobrzeski

Reference: 197 & 207 Mill Road
Hampton, NH

Date	Hours	Task Description	
02/19/08	0.75	review existing information	
02/21/08	2.25	prep. for and conduct site insp., perform preliminary site review	
02/25/08	0.75	prep. letter of findings	
		SUBTOTAL 3.75 Hours @ $85.00 =	**$318.75**
Expenses			
02/21/08		24 Miles @ 0.485/mile =	$11.64
		EXPENSE SUBTOTAL	**$11.64**
		INVOICE TOTAL	**$318.75**
		RETAINER / DEPOSIT	**$ 00.00**
		BALANCE DUE	**$330.39**

Travel time and mileage charged portal to portal (*or split between sites where applicable) from Greenland, NH. Payment net 30 calendar days. Interest charged at 1.5% per month (18% annually) on accounts 30 days overdue.

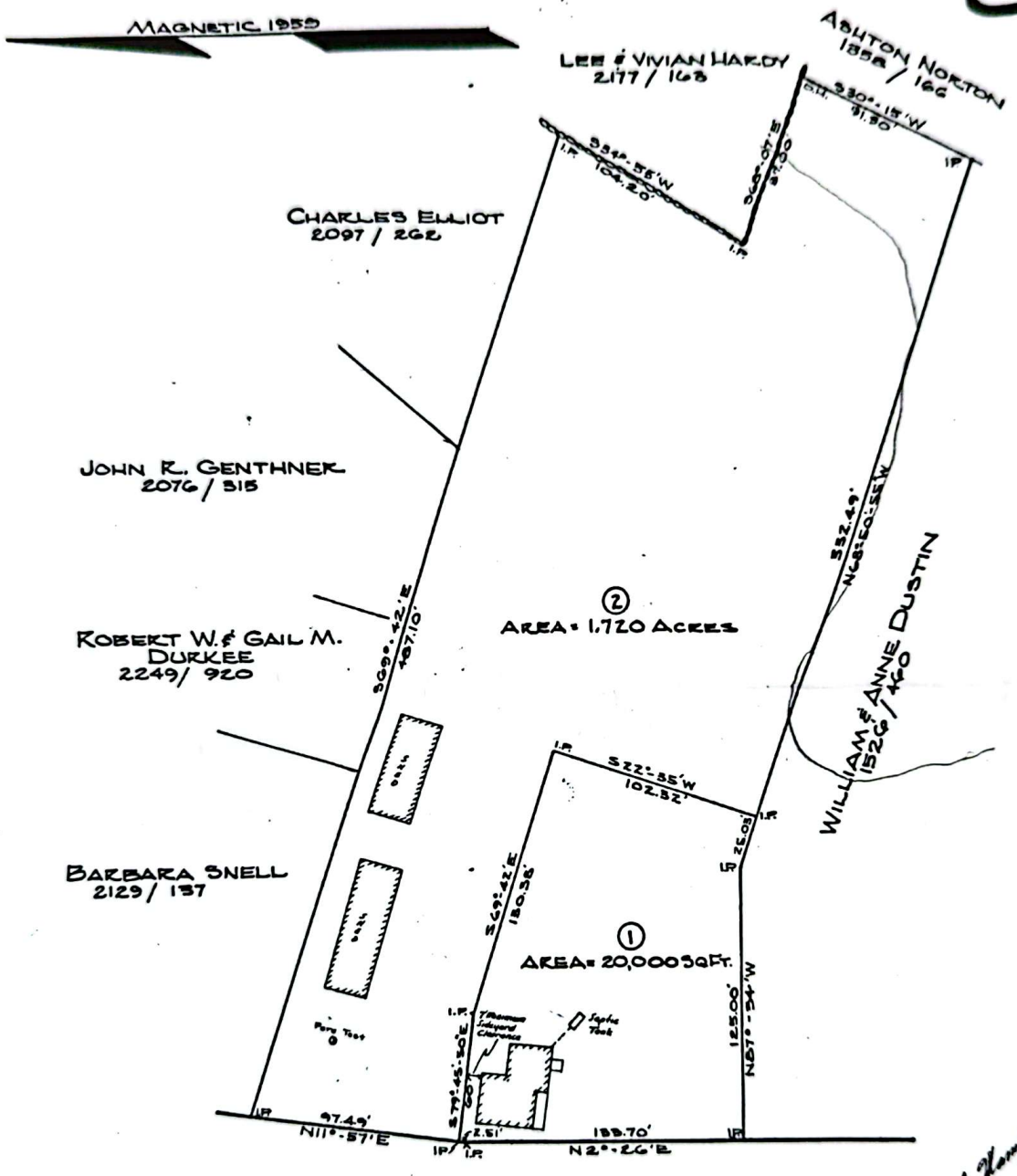
Marc Jacobs
Certified Wetland/Soil Scientist
P.O. Box 417
Greenland, NH 03840-0417
603-534-SOIL (7645)

'77 JUN 13 PM 1:48 14923

REGISTRY OF DEEDS

N.H.W.S.P.C.C. SUBDIVISION APPROVAL No. 11506

C-6945



The Hampton Planning Board approves the two lot subdivision
Donald Sargent June 8, 1977

THE STATE OF NEW HAMPSHIRE
ROBERT O. DURGIN No. 11
REGISTERED LAND SURVEYOR

SUBDIVISION OF LAND

HAMPTON, N.H.

FOR

WINTHROP BROWN

SCALE: 1 INCH = 40 FEET

MAY 1977

NOTE: PERIPHERY INFORMATION TAKEN FROM PLAN BY CHESTER A. LEACH, DECEMBER 1962

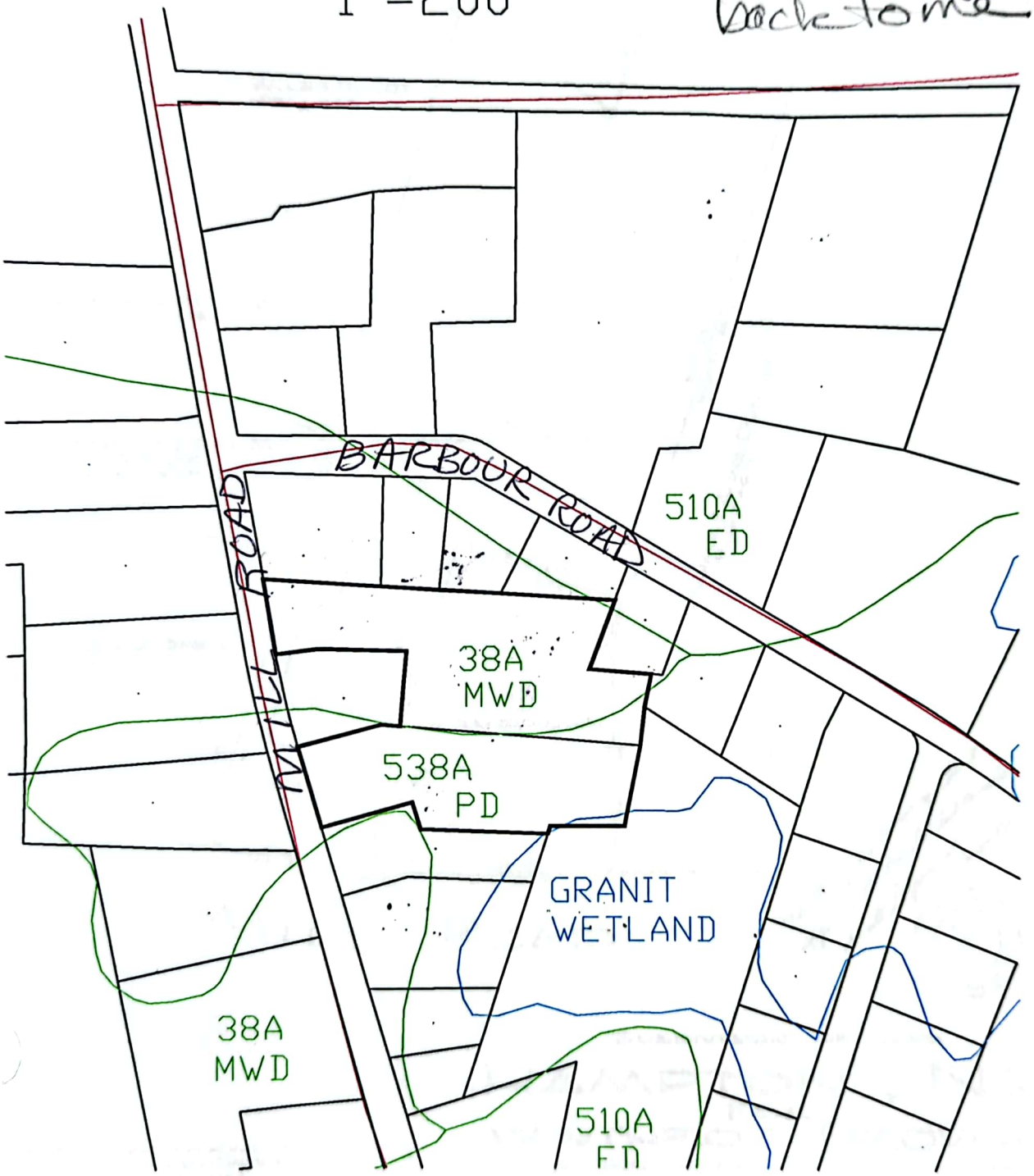
JOHN W. DURGIN
CIVIL ENGINEERS
PROFESSIONAL ASSOCIATION

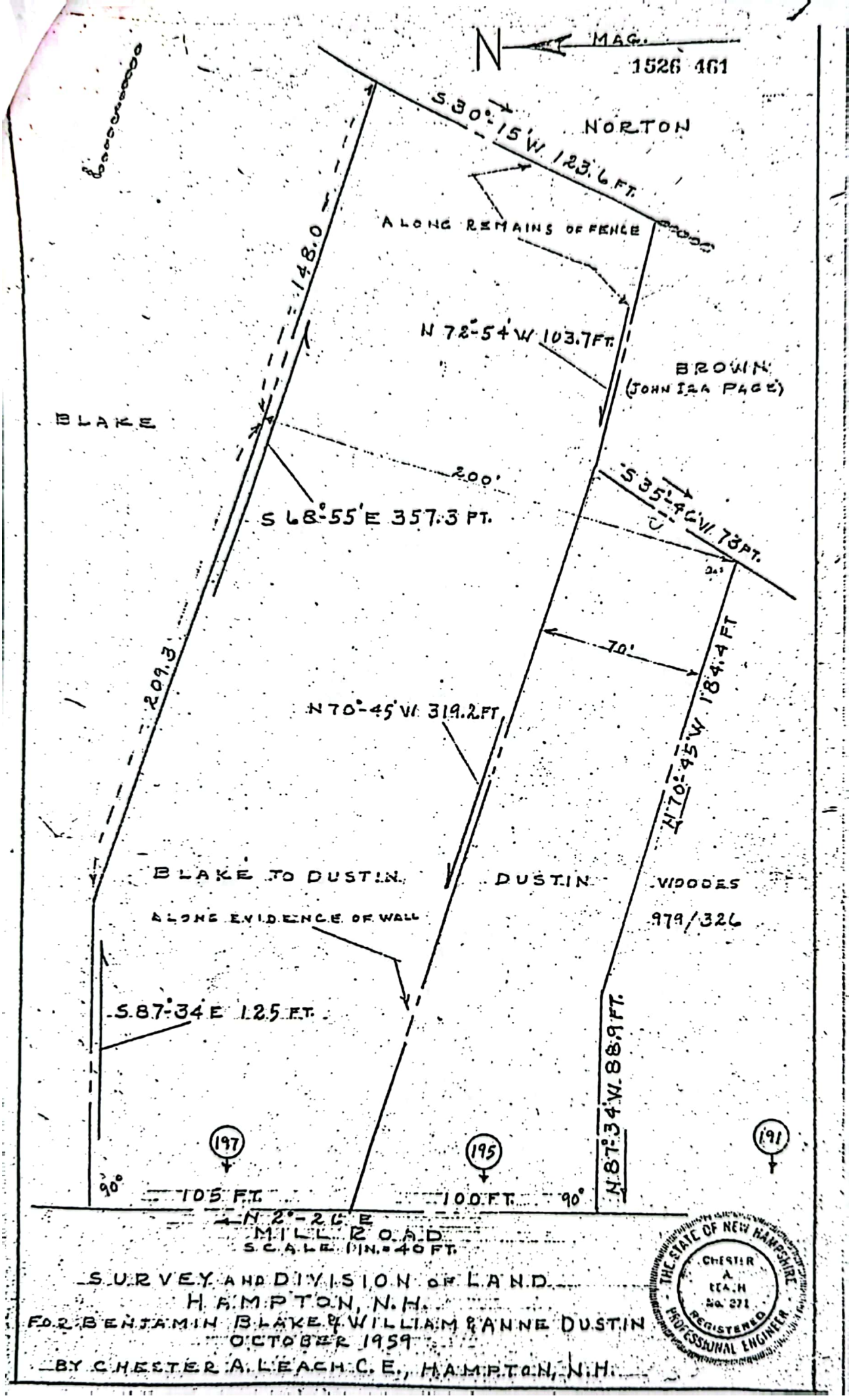
FILE NO. 3302
PLAN NO. 4461

MAIL TO: W. Brown

2/13/08 review.
recommend soil scientist
Tom will get back to me

1"=200'




N
MAG.
1526 461
S.30°-15'W. 123.6 FT.
NORTON
ALONG REMAINS OF FENCE
148.0
N 72°-54'W 103.7FT.
BROWN
(JOHN I&A PAGE)
BLAKE
200'
S 35°-45'W. 73PT.
S 68°-55'E 357.3 PT.
209.3
70'
184.4 FT
N 70°-45' W. 319.2FT
N 70°-45'W
BLAKE TO DUSTIN
DUSTIN
WOODES
979/326
ALONG EVIDENCE OF WALL
S.87°-34 E 125 FT.
N.87°-34'W. 88.9 FT.
197
195
191
90°
105 FT.
100 FT.
90°
N 2°-25 E
MILL ROAD
SCALE 1IN.=40FT.
SURVEY AND DIVISION OF LAND
HAMPTON, N.H.
FOR BENJAMIN BLAKE & WILLIAM & ANNE DUSTIN
OCTOBER 1959
BY CHESTER A. LEACH C.E., HAMPTON, N.H.
THE STATE OF NEW HAMPSHIRE
CHESTER
A.
LEACH
No. 271
REGISTERED
PROFESSIONAL ENGINEER

P 1661 — Warranty deed. RSA 477:27, 11-83 — JULIUS BLAIS INC. PUBLISHER

Know Everyone by these Presents,

B3208 P1676

That KEVIN J. O'DONNELL, a married person, [Grantor(s)]

of 8 Orchard Drive, Hampton Falls, NH 03844

for consideration paid, grant(s) to CAROLYN N. RIOUX, a married person, [Grantee(s)]

of PO Box 337, Hampton, NH 03842

with warranty covenants, the following described premises:

A certain tract or parcel of land situate on the Easterly side of Mill Road, so-called in said Hampton, State of New Hampshire, County of Rockingham being bounded and described as follows:

Beginning at a point on the Easterly sideline of said Mill Road, said point being at the Southwesterly corner of the tract herein conveyed, thence running North 2° 26' East along the Easterly sideline of said Mill Road a distance of 105 feet to a point; thence turning and running South 87° 34' East along other land now or formerly of William K. Dustin and Anne M. Dustin a distance of 125 feet to a point; thence turning and running South 68° 55' East still along said other land now or formerly of William K. Dustin and Anne M. Dustin a distance of 357.3 feet to a point; thence turning and running South 30° 15' West along land now or formerly of Norton a distance of 123.6 feet to a point; thence turning and running North 72° 54' West along land now or formerly of Brown a distance of 103.7 feet to a point; thence running North 70° 45' West along other land now or formerly of William K. Dustin and Anne M. Dustin a distance of 319.2 feet to the point of beginning.

Meaning and intending to convey the same premises conveyed to the Grantor by deed of William K. Dustin and Anne M. Dustin dated June 27, 1996 and recorded in the Rockingham County Registry of Deeds at Book 3163, Page 0984.

0015689

APR 15 8 54 AM '97

ROCKINGHAM COUNTY REGISTRY OF DEEDS

Does NOT NOTE OUTSALE

This is not homestead property of the Grantor or his spouse.

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
2 THOUSAND 1 HUNDRED AND 49 DOLLARS
041597 263676 $2149.00

Dated April 11, 1997

Kevin J. O'Donnell L.S.

L.S. L.S.

State of New Hampshire, County of Rockingham ss.: April 11, 1997

Personally appeared Kevin J. O'Donnell

known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,

Justice of the Peace Notary Public

LESLEY I. MILLER Notary Public

My Commission Expires July 19 2000

1882 271

DEED OF WARRANTY

(AS JOINT TENANTS)

14156

Oct 18 9 49 AM '67

We, WILLIAM K. DUSTIN and ANNE M. DUSTIN

of Hampton, Rockingham County, State of New Hampshire, for consideration paid, grant to JEROME H. BOYD and JUDITH A. BOYD, husband and wife, as Joint Tenants with Rights of Survivorship

(Street Address)

of Hampton, Rockingham County, State of
(Town or City)

New Hampshire, with WARRANTY covenants, the following described premises:

(Description of land or interest being conveyed: incumbrances, excepting reservations, if any)

A certain tract or parcel of land situate on the Easterly side of Mill Road, so-called, in said Hampton, being bounded and described as follows:

Beginning at a point on the Easterly sideline of said Mill Road, said point being at the Southwesterly corner of the tract herein conveyed; thence running South 70° 45' East along other land of the Grantees a distance of 130.6 feet to a point; thence turning and running North 02° 26' East along other land of the Grantors a distance of 37.8 feet to a point; thence turning and running North 87° 34' West a distance of 125.0 feet to the point of beginning.

Meaning and intending to convey a triangular piece of land with the apex on Mill Road, said triangular piece of land containing 2,362 square feet, located on the Northerly side of the Boyd property.

Being a portion of the premises conveyed to the Grantors by Warranty Deed of Benjamin A. Blake dated October 28, 1959 and recorded in Book 1526, Page 460, of the Rockingham Records. See Plan of Land for Benjamin A. Blake and William K. and Anne M. Dustin dated October, 1959, by Chester A. Leach, C. E., and recorded in Book 1526, Page 461, of the Rockingham Records; said tract herein conveyed being a portion of the tract shown on said plan.

And we, Anne M. Dustin and William K. Dustin wife & husband ~~of said Grantor~~ release to said Grantee all rights of dower curtesy and homestead and other interest therein.

WITNESS our hands and seals this 17th day of October, 19 67

Witness:

H. Alfred Lassen (to both)

William K. Dustin

Anne M. Dustin

STATE OF NEW HAMPSHIRE
Rockingham ss.

October 17th, 19 67

William K. Dustin and Anne M. Dustin

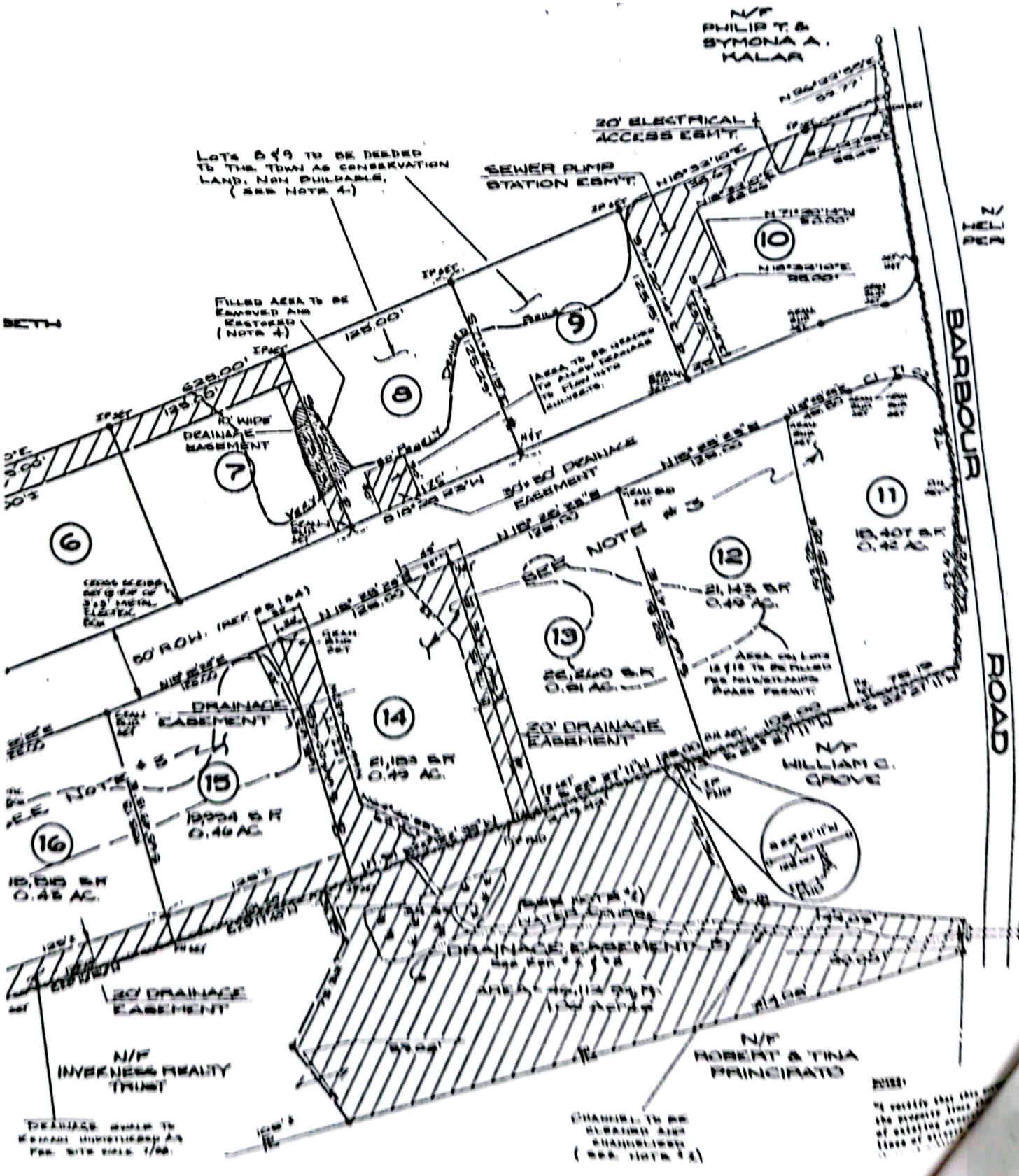
Personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.

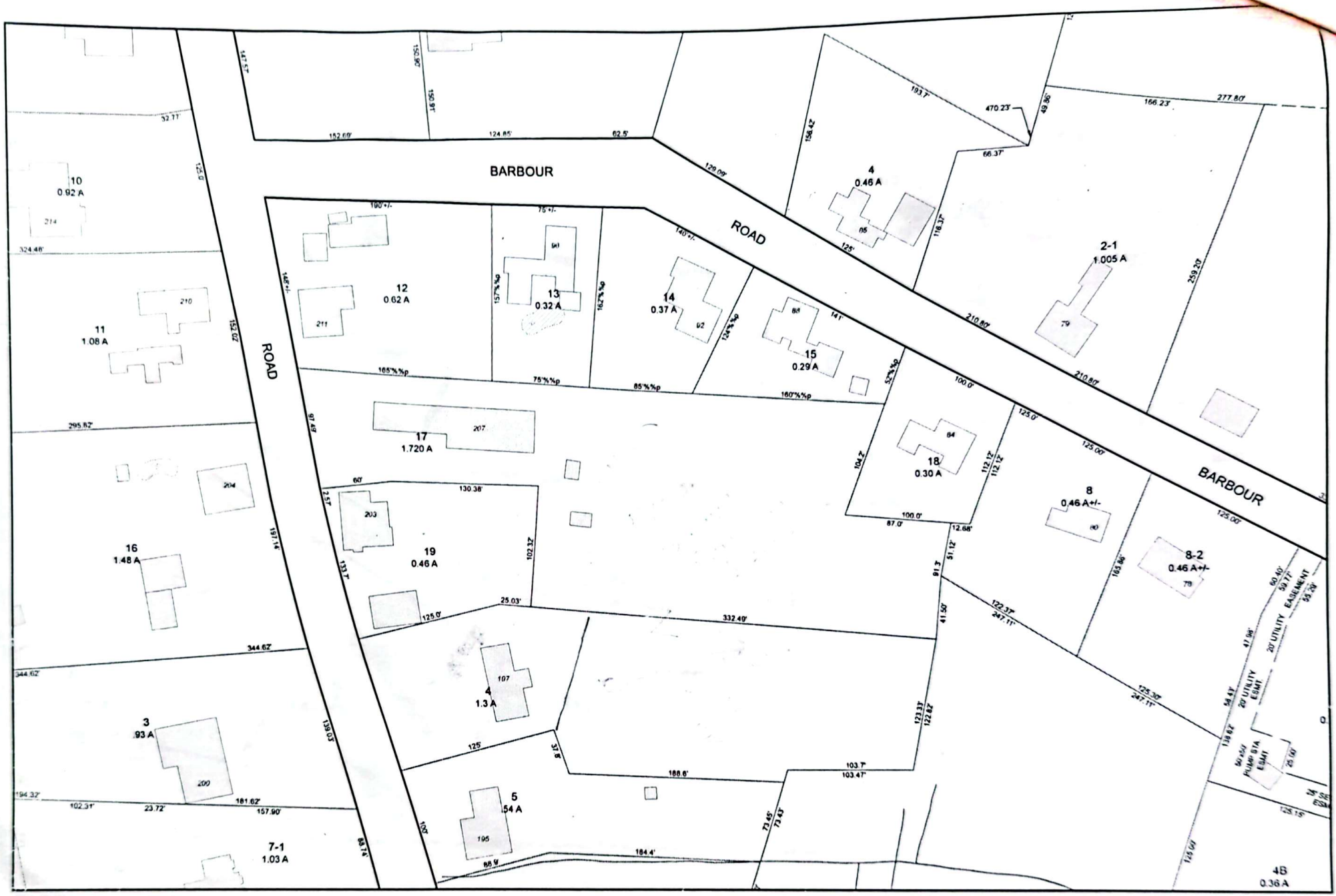
Before me,

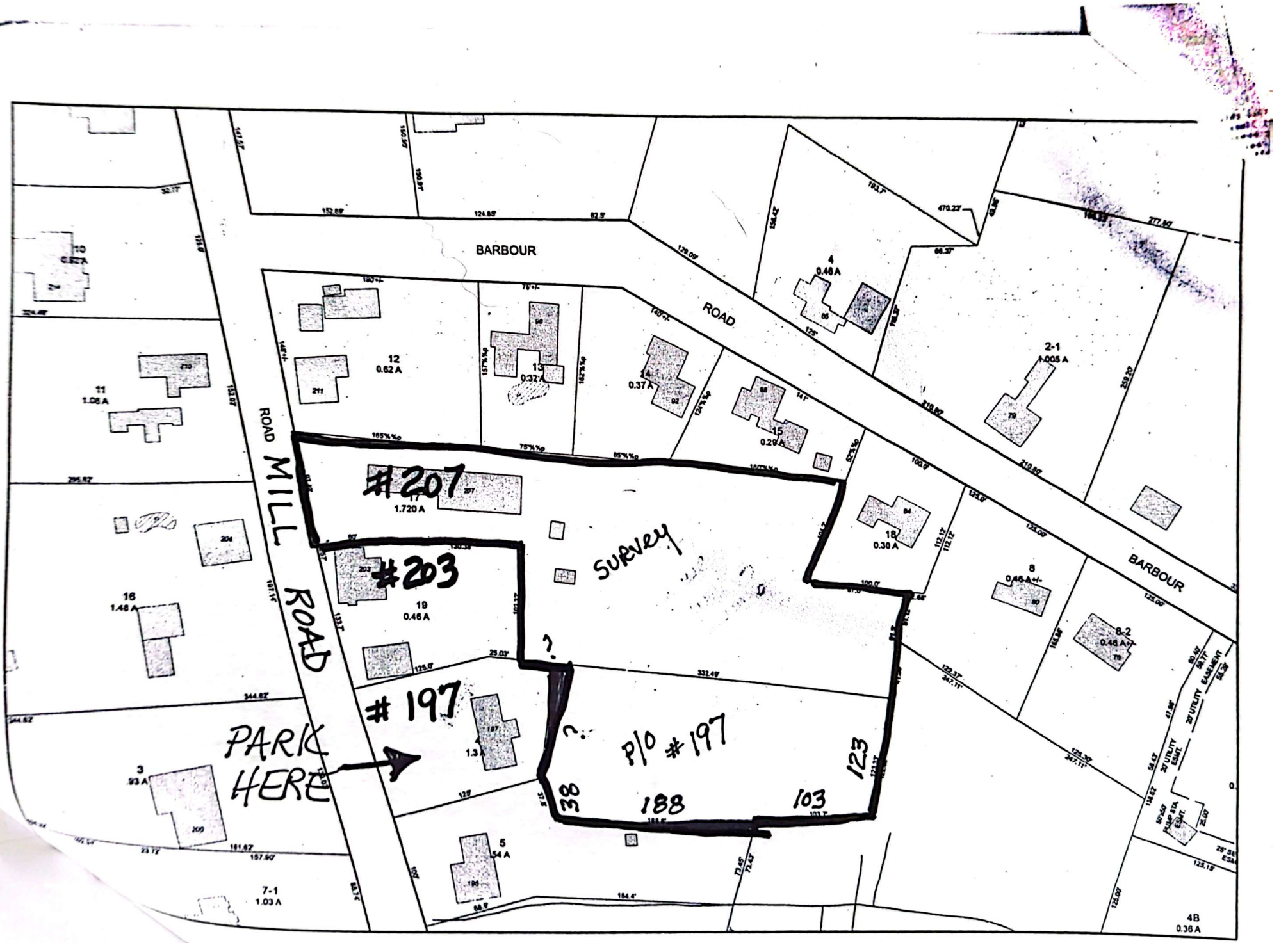
H. Alfred Lassen

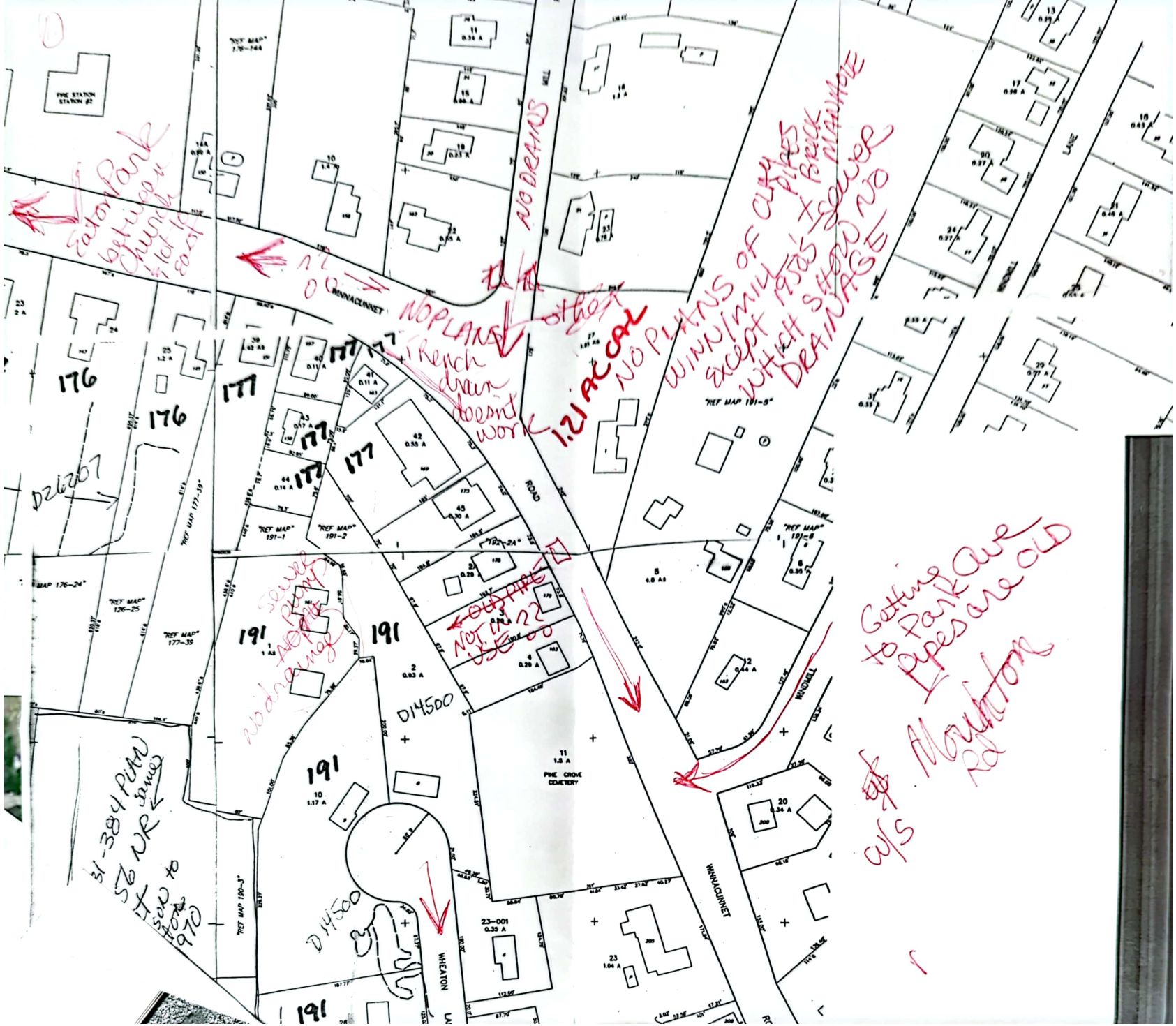
Justice of the Peace.
~~Notary Public~~

Apr 21 3 25 PM '89



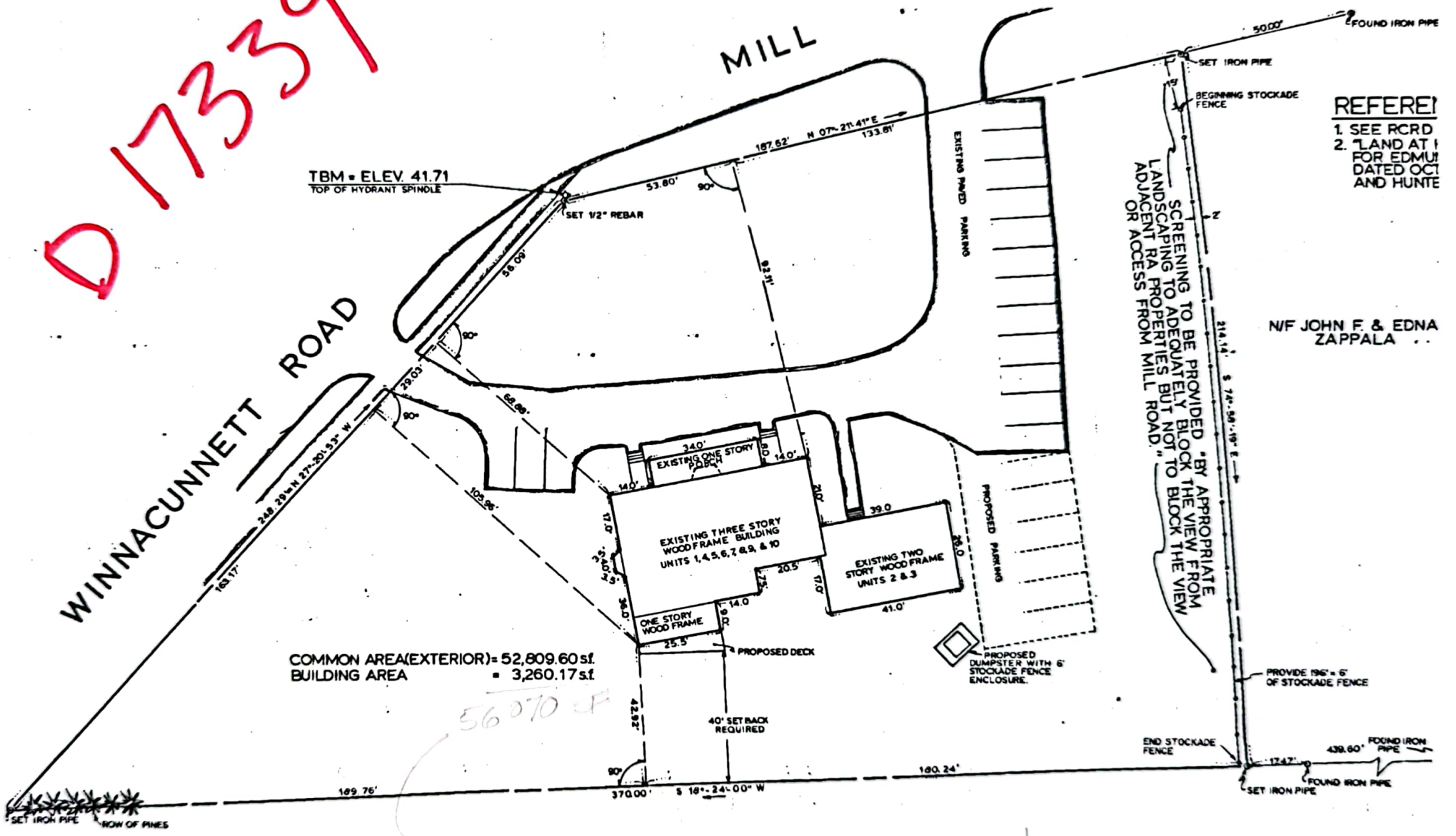

BARBOUR
ROAD
ROAD
BARBOUR
10
0.92 A
11
1.08 A
12
0.62 A
13
0.32 A
14
0.37 A
15
0.29 A
16
1.48 A
17
1.720 A
18
0.30 A
19
0.46 A
4
0.46 A
2-1
1.005 A
8
0.46 A+/-
8-2
0.46 A+/-
4
1.3 A
5
.54 A
3
.93 A
7-1
1.03 A
4B
0.36 A
20' UTILITY EASEMENT
20' UTILITY EASEMENT
PUMP STA EASMT


BARBOUR ROAD
MILL ROAD
BARBOUR
#207
#203
#197
Survey
P/O #197
PARK HERE
38
188
103
123
?
?
12
0.62 A
13
0.32 A
14
0.37 A
15
0.20 A
17
1.720 A
18
0.30 A
19
0.46 A
4
0.46 A
2-1
1.005 A
8
0.46 A+/-
8-2
0.46 A+/-
11
1.06 A
16
1.46 A
3
93 A
1.3 A
5
54 A
7-1
1.03 A
4B
0.36 A
20' UTILITY EASEMENT
PUMP STA. EASMT.


Eaton Park
Gethsemane Church
NO PLANS other than trench drain doesn't work
1.21 ACRE
NO PLANS of CURBS PIPES WINN/mill's except 1935's 1 BRICK MANHOLE with stub to no DRAINAGE
Sewer pump station no drainage
4" OUT PIPE NOT IN USE
Getting to Park Our Pipes are OLD
Mountain Rd
WINNACUNNET
WHEATON
PINE GROVE CEMETERY
D14500
D16207
176
177
191

© 2007 Europa Technologies
Google

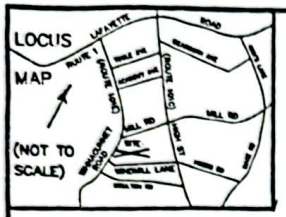
D 17339



56,970 SF

LOT AREA ONLY
CALCLD = 52810 = 4400 per dwelling UNIT

003122 Nov 20 12 01 PM '95

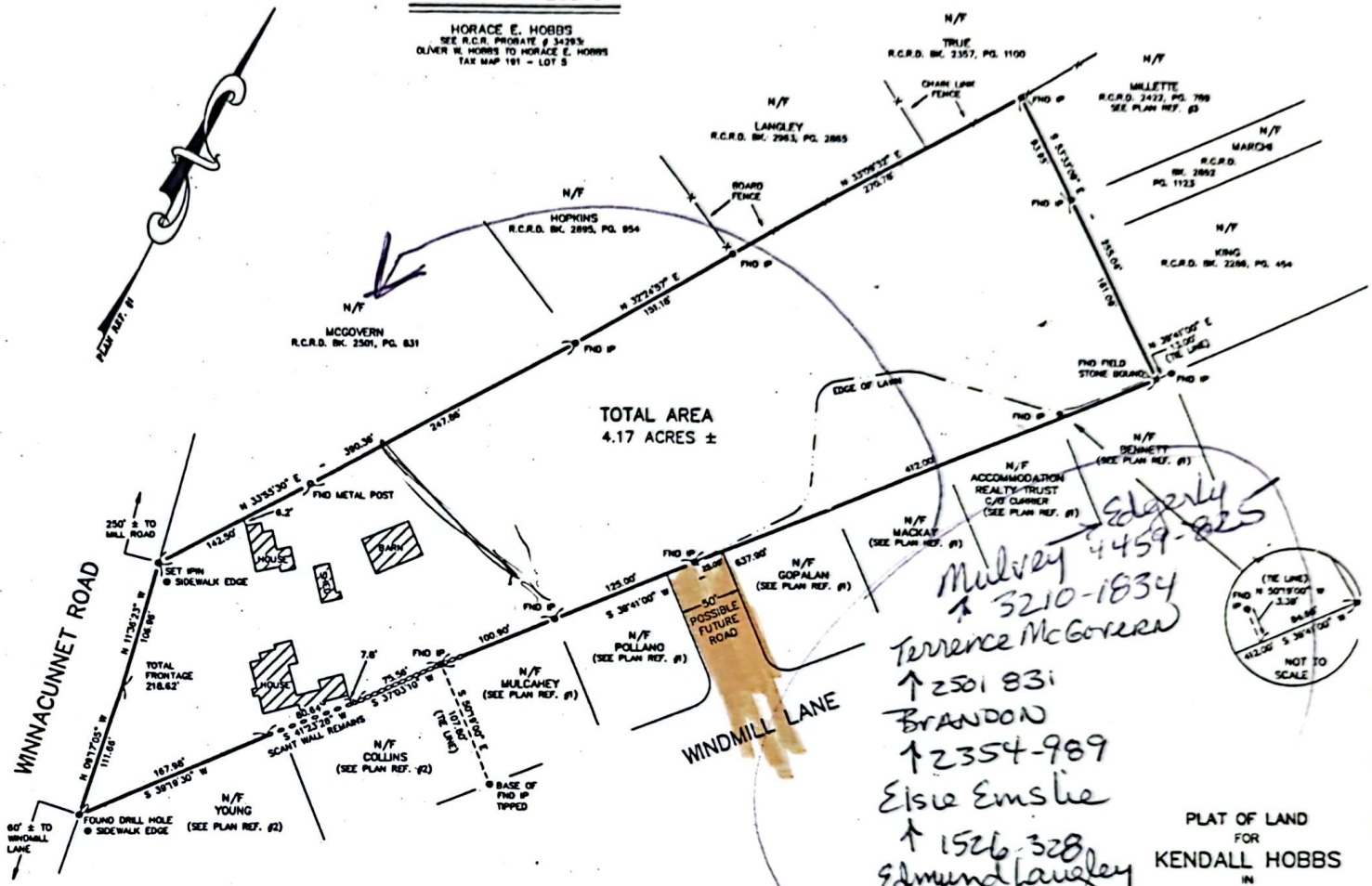


PLAN REFERENCES

1. SEE "PLAN OF LAND SURDIVISION, HAMPTON, N.H. FOR HARRINGTON AND PALMER SCLAE: 1" = 50' DATE: JUNE 10, 1977 WRIGHT, PIERCE, BARNES & WYMAN - ENGINEERS PORTSMOUTH, N.H." R.C.R. D-8443
2. SEE "SUBDIVISION OF LAND, HAMPTON, N.H. FOR VERNON B. & ELEANOR P. DENNETT SCALE: 1" = 30' DATE: JUNE 28, 1981 JOHN W. DURGIN ASSOCIATES, INC. PORTSMOUTH & ROCHESTER, N.H." R.C.R. C-11704
3. SEE "PLAN OF LAND OF 181 HIGH STREET, COUNTY OF ROCKINGHAM, HAMPTON, N.H. SCALE: 1" = 20' DATE: AUG. 21, 1981 RICHARD P. MILLETTE AND ASSOC. PORTSMOUTH, N.H." R.C.R. D-21206

OWNER OF RECORD

HORACE E. HOBBS
SEE R.C.R. PROBATE # 34283
OLIVER W. HOBBS TO HORACE E. HOBBS
TAX MAP 191 - LOT 5


N/F TRUE R.C.R.D. BK. 2357, PG. 1100
N/F MILLETTE R.C.R.D. 2423, PG. 799 SEE PLAN REF. #3
N/F LANGLEY R.C.R.D. BK. 2983, PG. 2885
N/F HOPKINS R.C.R.D. BK. 2895, PG. 954
N/F MARCHI R.C.R.D. BK. 2852 PG. 1123
N/F KING R.C.R.D. BK. 2286, PG. 454
N/F MCGOVERN R.C.R.D. BK. 2501, PG. 831
CHAIN LINK FENCE
ROAD FENCE
EDGE OF LAWN
FND FIELD STONE BOUND
TOTAL AREA 4.17 ACRES ±
N/F BENNETT (SEE PLAN REF. #1)
N/F ACCOMMODATION REALTY TRUST C/O CURRIER (SEE PLAN REF. #1)
N/F MACKAY (SEE PLAN REF. #1)
N/F GOPALAN (SEE PLAN REF. #1)
N/F POLLANO (SEE PLAN REF. #1)
N/F MULCAHEY (SEE PLAN REF. #1)
N/F COLLINS (SEE PLAN REF. #2)
N/F YOUNG (SEE PLAN REF. #2)
50' POSSIBLE FUTURE ROAD
WINNACUNNET ROAD
WINDMILL LANE
250' ± TO MILL ROAD
60' ± TO WINDMILL LANE
SET IPIN @ SIDEWALK EDGE
FOUND DRILL HOLE @ SIDEWALK EDGE
FND METAL POST
BASE OF FND IP TIPPED
SCANT WALL REMAINS
HOUSE
BARN
SHED
TOTAL FRONTAGE 218.62'
N 33°55'30" E 390.36'
N 37°47'57" E 191.16'
N 37°56'37" E 275.76'
S 33°55'30" W 247.86'
N 11°38'23" W 106.66'
N 09°17'05" W 111.68'
S 38°19'30" W 187.98'
S 37°03'10" W 73.56'
S 47°23'28" W 80.64'
S 50°19'00" E 107.82' (TIE LINE)
N 50°19'00" W 3.38' (TIE LINE)
N 38°41'00" W 125.00'
S 38°41'00" W 637.90'
N 38°41'00" W 412.00'
S 38°41'00" W 84.98'
S 38°41'00" W 412.00'
NOT TO SCALE

LEGEND

IPIN	IRON PIN
IP	IRON PIPE
FND	FOUND
	STONE WALL

I CERTIFY THAT THIS SURVEY PLAT SHOWING THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC AND PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

OCT 10, 1994 — Richard K. Parker jr. — RICHARD K. PARKER — LLS #

PLAT OF LAND
FOR
KENDALL HOBBS
IN
HAMPTON, N.H.
SCALE: 1" = 50' OCT., 1994

PARKER SURVEY ASSOC., IN
EXETER, N.H.

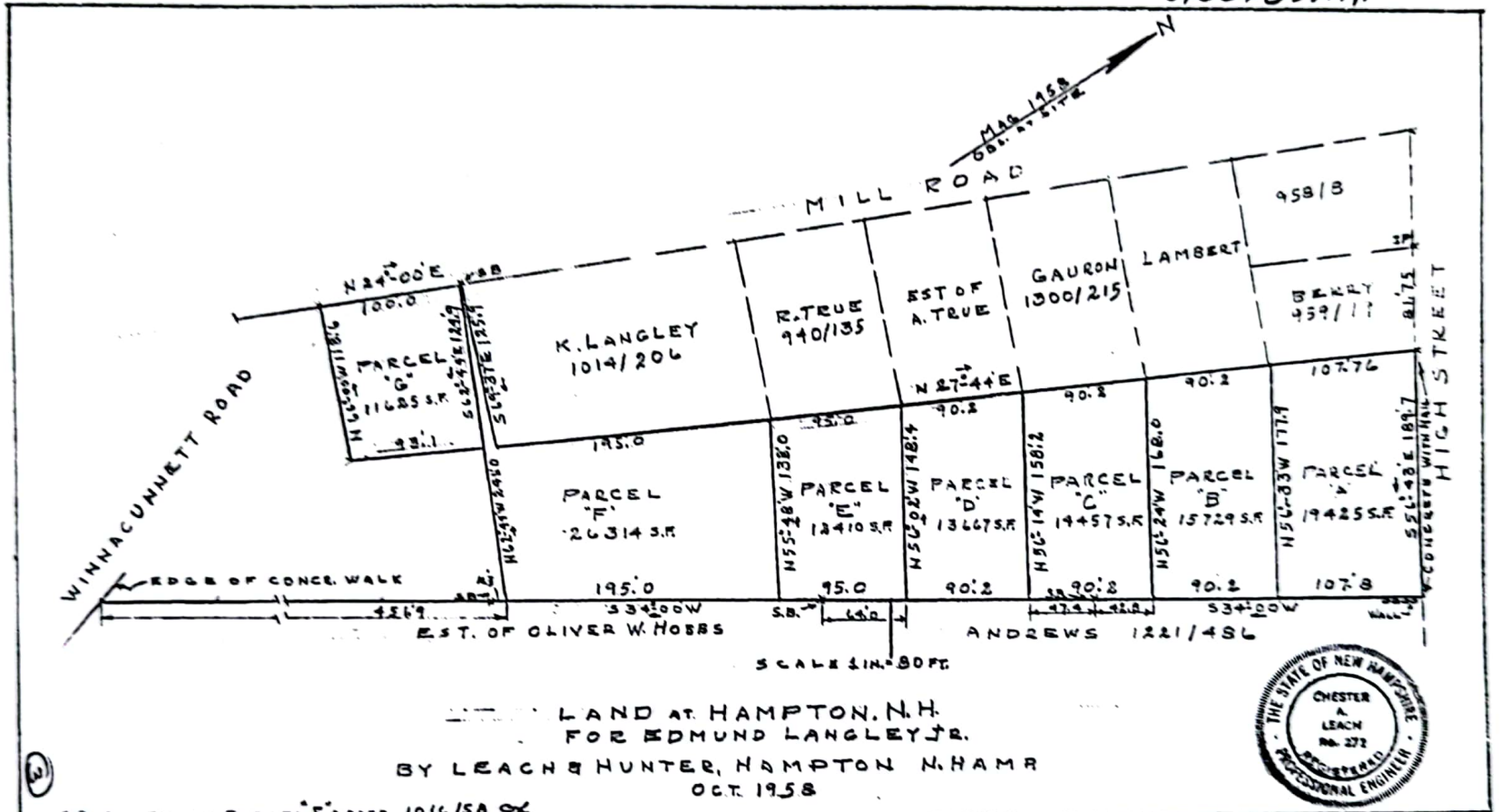
33-55-30
13-21-30
15-31-30

Edgerly 4459-825
Mulvey 3210-1834
Terrence McGovern 2501 831
Brandon 2354-989
Elsie Emslie 1526 328
Edmund Langley 1526 328
Langley & Hampton 1478-458
1959 Warren Lampprey Estate Anne P Lampprey

68

D-23799

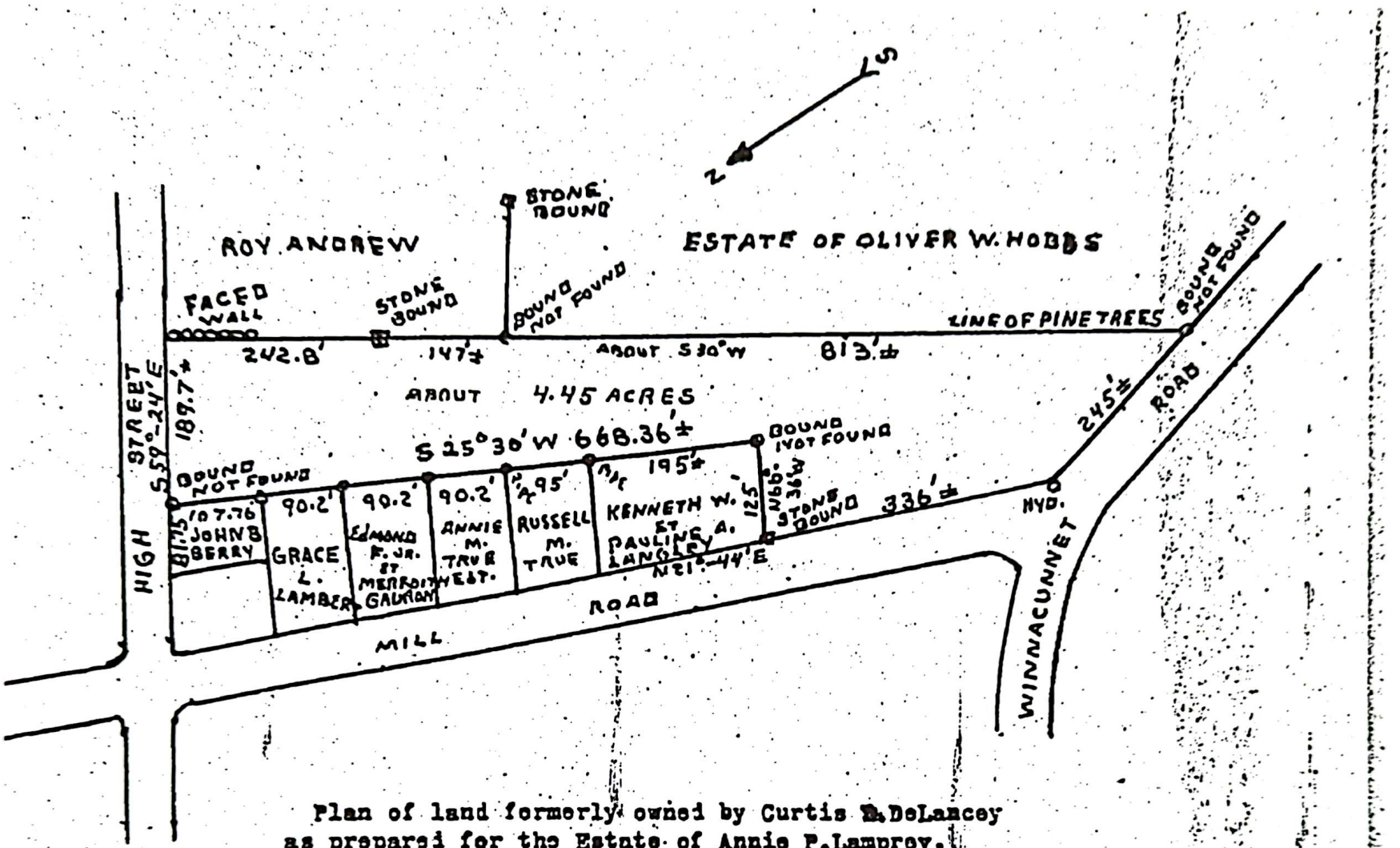
23513 N.R.



LAND AT HAMPTON, N.H.
FOR EDMUND LANGLEY JR.
BY LEACH & HUNTER, HAMPTON N. HAMP
OCT. 1958

(3)

SB SOUTH OF PARCEL "F" ADDED 10/6/58 CL

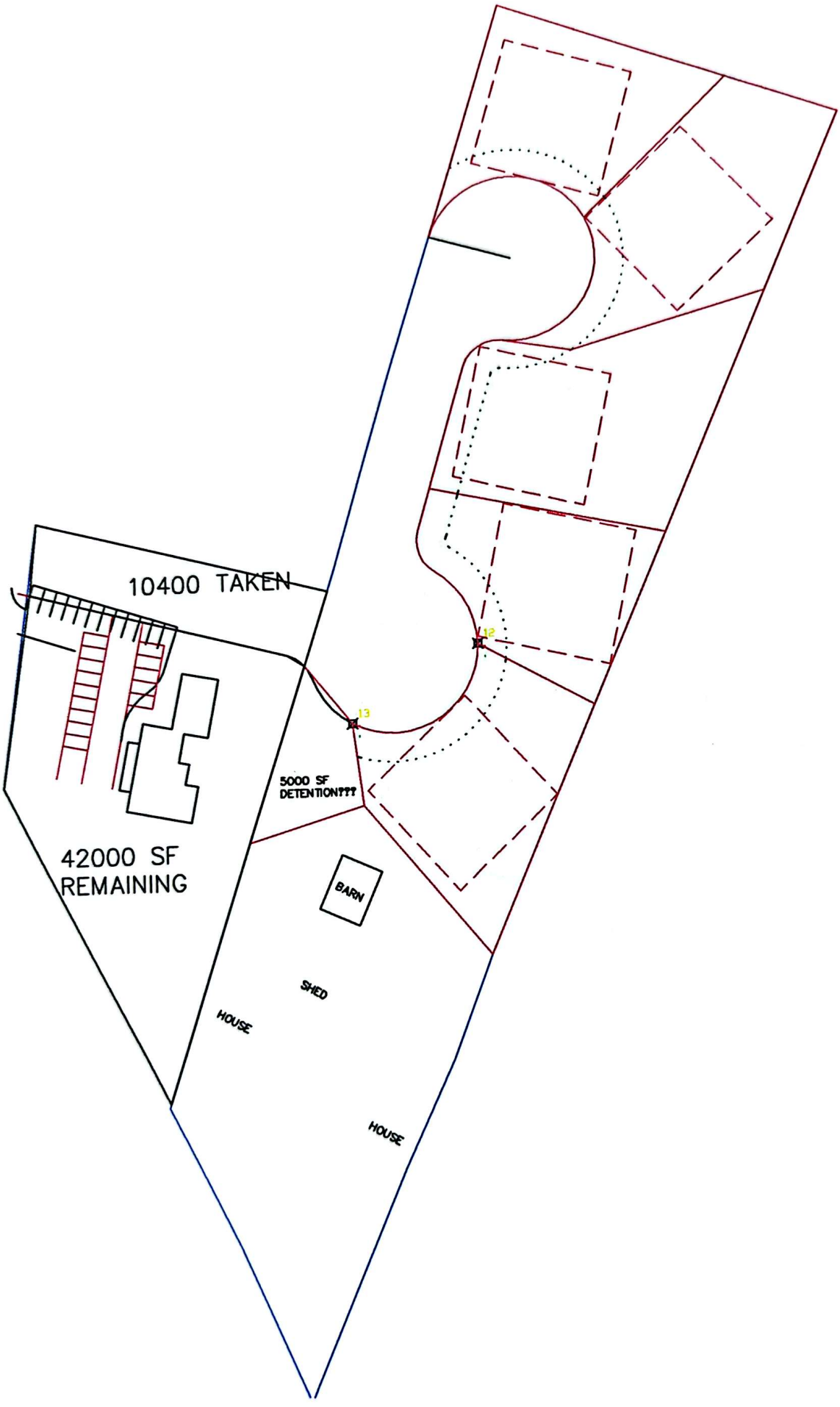


Plan of land formerly owned by Curtis B.DeLancey as prepared for the Estate of Annie P.Lamprey, incorporating a plan made for Caroline E.Cole by William T.Grover, C.E., dated May 1917, with data from the Langley deed of July 27,1944 (Rockingham County Records, Book 1014-page 206) and measurements taken by me on May 24 and 27, 1958, according to available information.

Raymond O.Hobbs
June 6,1958.

Rec. & recorded Sept. 4, 11:10 A.M. 1958

1478-460


10400 TAKEN
42000 SF
REMAINING
5000 SF
DETENTION???
BARN
SHED
HOUSE
HOUSE
12
13

give this to Hobbs?
hmm
1" = 100'

Mill Rd
~~1885~~ Winnacunnet

Keefe Ave

DIDN'T SCAN Victoria Inn

617 Tomlinson

Tomlinson/Keefe ave